

TOWN OF BIG FLATS
PLANNING BOARD
MEETING MINUTES
JULY 7, 2015

Town Hall
6:30pm

Members Present: Scott Esty, Carl Masler, Angela Piersimoni, Bob Byland, Dave Seely, John Hunter, Jim Ormiston

Members Absent: Lance Muir

Staff Present: Tim Gilbert, Brenda Belmonte

Guests: Jamie Gensel, Ron Panosian

Minutes

June 2, 2015

Motion by Byland, seconded by Seely, to approve the minutes of June 2, 2015, Discussion, None, Motion Carries 6-0 with Hunter abstaining.

**Resolution P-2015-18
Simmons Rockwell Colonial Drive Oil Change
Final Site Plan Amendment
Tax Parcel 58.01-2-35.11**

Resolution by: Seely
Seconded by: Masler

WHEREAS, the applicant proposes an addition to the reconditioning/record storage building currently under construction. The total square footage of the combined footprint is proposed to be approximately 9,400sq ft. The additional area is proposed to be utilized for oil changes as a part of the reconditioning process as well as their normal Nissan Service Center. This Building is located in the (rear Northeast parking area) to the existing dealership at 224 Colonial Drive. ; and

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's review as lead agency; and

WHEREAS, the Planning Board has considered the Full Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, and verbal commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action;

WHEREAS, the Planning Board considered the structure to be part of the principal use due to the nature of a vehicle sales lot; and

WHEREAS, the Planning Board considered the professional opinion of the third party review by Southern Tier Central Regional Planning which agreed that such decision should be considered thru site plan approval only; now

BE IT THEREFORE RESOLVED, upon full consideration of the above, the Planning Board of the Town of Big Flats hereby Grants Final Approval of the Site Plan Amendment which includes the following conditions:

PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the applicant prior to the authorized issuance by the Building Inspector of a Building Permit:

1. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the *final* Plans *signed* by the Planning Board Chair or Planning Director. Any alteration or deviation from the *signed final* Plans shall require the prior review and approval by the Planning Board of the Town of Big Flats. The Building Inspector shall include reference to the *final* Plans and this Resolution of Approval on any issued Building Permit.
2. Prior to any Building Permit being issued by the Building Inspector a complete utility plan shall be submitted to the and approved by the Town of Big Flats Department of Public Works and Chemung County Sewer District.
3. No activity within regulated wetlands, watercourses and associated 100-foot buffer areas is permitted or authorized by this Resolution; no wetland activity permit has been granted in conjunction with this Site Plan Approval and no structures shall be placed upon and no use of the areas designated as wetlands, watercourses or associated regulated 100-foot buffer areas, as may be amended from time to time, shall be permitted.

CARRIED: AYES: Esty, Piersimoni, Byland, Masler, Seely, Hunter, Ormiston
NAYS:

Dated: Tuesday, July 7, 2015
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Scott Esty
Vice Chairman, Planning Board

Resolution P-2015-19
Chase Pitkin Office Redevelopment
Preliminary Site Plan Amendment

Tax Parcel

Resolution by: Seely
Seconded by: Masler

WHEREAS, the applicant plans to convert the retail space into medical and other professional offices. Other than

WHEREAS, the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board's review as lead agency; and

WHEREAS, the Planning Board has considered the Full Environmental Assessment Form and other materials submitted by the applicant in support of the proposed action, and verbal commentary during the Planning Board's meetings pertaining to the review and evaluation of the proposed action; and

WHEREAS, the Planning Board finds the proposed use to be consistent with the Town of Big Flats Comprehensive Plan; and

WHEREAS, this board hereby declares itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, that the proposed Unlisted action will not have a significant effect on the environment and that preparation of an Environmental Impact Statement will not be required thereby issuing a Negative Declaration; and

NOW THEREFORE BE IT RESOLVED, that upon full consideration of the above, the Planning Board of the Town of Big Flats hereby grants Preliminary Approval of the Site Plan Amendment which includes the following conditions:

PRIOR TO ISSUANCE OF A BUILDING PERMIT

The following conditions shall be completed by the applicant prior to the authorized issuance by the Building Inspector of a Building Permit:

1. Authorized issuance of a Building Permit by the Building Inspector shall be fully based on, and in accordance with this Resolution of Approval and the *final* Plans *signed* by the Planning Board Chair or Planning Director. Any alteration or deviation from the *signed final* Plans shall require the prior review and approval by the Planning Board of the Town of Big Flats. The Building Inspector shall include reference to the *final* Plans and this Resolution of Approval on any issued Building Permit.
2. No activity within regulated wetlands, watercourses and associated 100-foot buffer areas is permitted or authorized by this Resolution; no wetland activity permit has been granted in conjunction with this Site Plan Approval and no structures shall be placed upon and no use of the areas designated as wetlands, watercourses or associated regulated 100-foot buffer areas, as may be amended from time to time, shall be permitted.

CARRIED: AYES: Esty, Piersimoni, Byland, Masler ,Seely, Hunter, Ormiston
NAYS:

Dated: Tuesday, July 7, 2015
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats
Lance Muir
Chairman, Planning Board

The applicant plans to convert the retail space into medical and other professional offices. Other than minor façade improvements, there will not be any changes to the outside.

Esty commented on the large amount of water that presumably will be used.

Gensel stated that a new sewer line may have to be installed.

Gilbert asked about overflow; Gensel explained a sidewalk will run along the edge of the building to the parking lot.

Esty asked if more landscaping would be added and was told yes, the plan is to revitalize and redevelop.

Motion to adjourn at 6:58 by Byland, seconded by Seely, Discussion, None, Motion Carries 7-0.

Adjourned at 6:59.